



CSPS



JULY 17, 2009

Sutton +  
Associates

Cultural Facility Development



**SOLUM LANG**  
architects, llc





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Legion Arts X

JULY 17, 2009

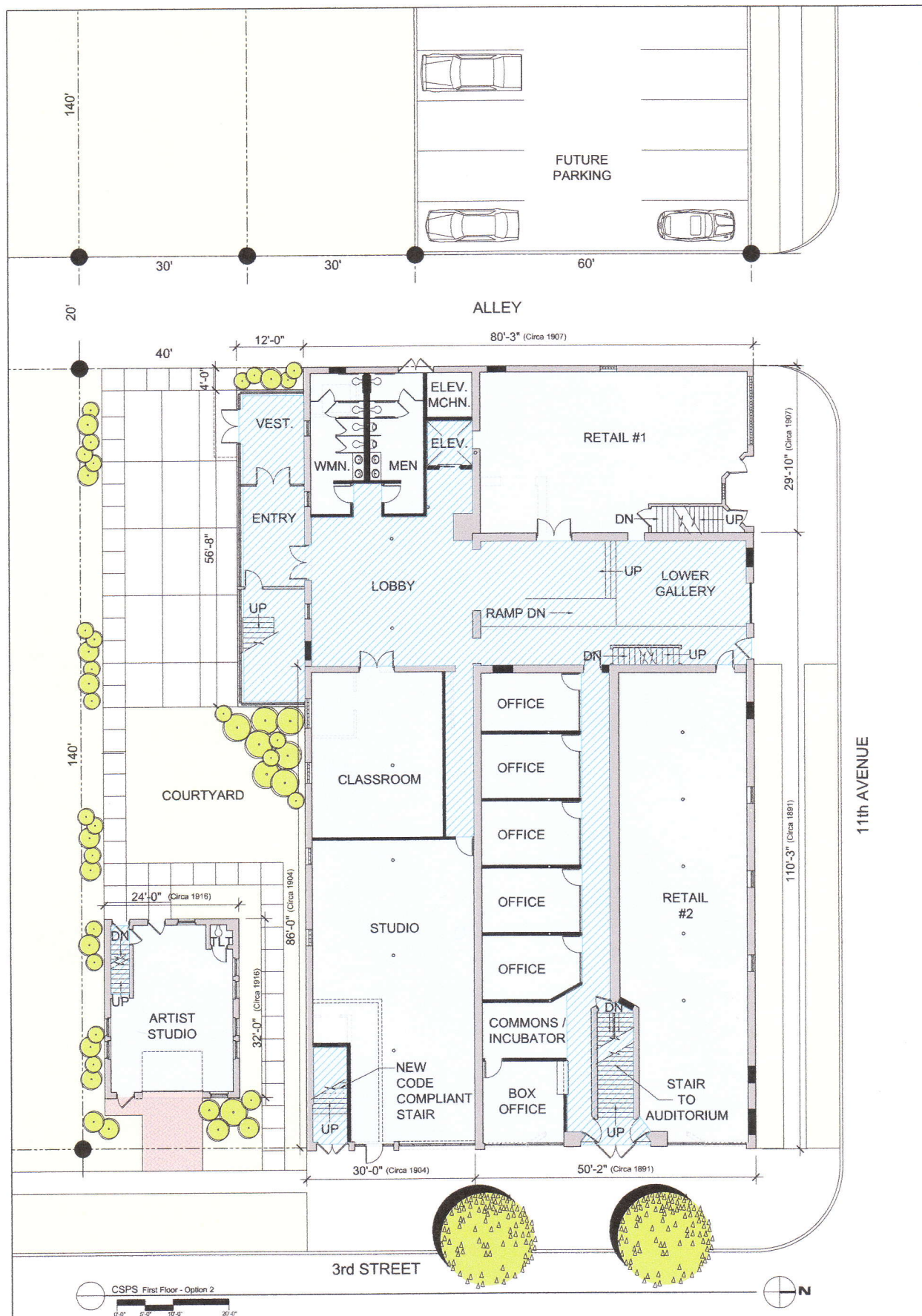
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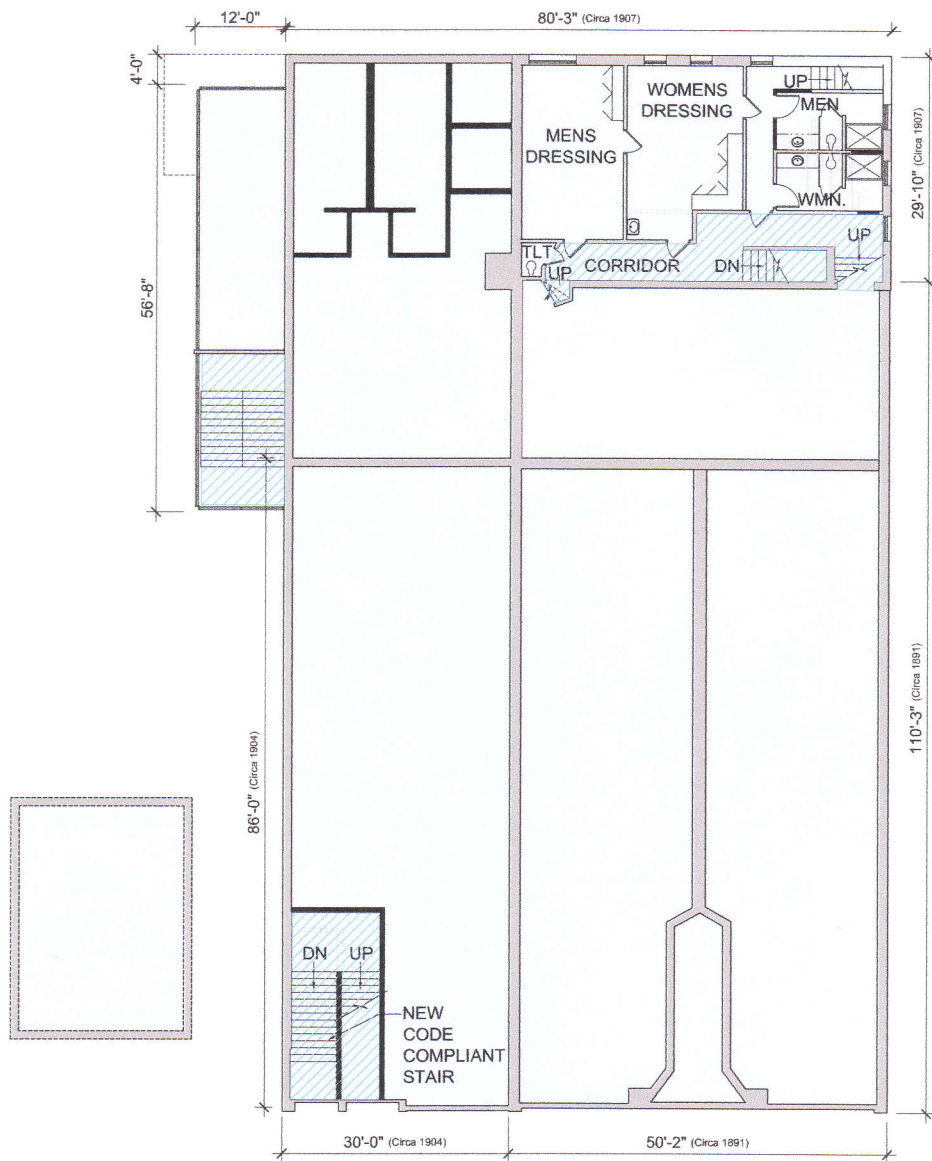
Legion Arts X

JULY 28, 2009

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CSPS Mezzanine - Option 2

0'-0" 5'-0" 10'-0" 20'-0"



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JULY 28, 2009

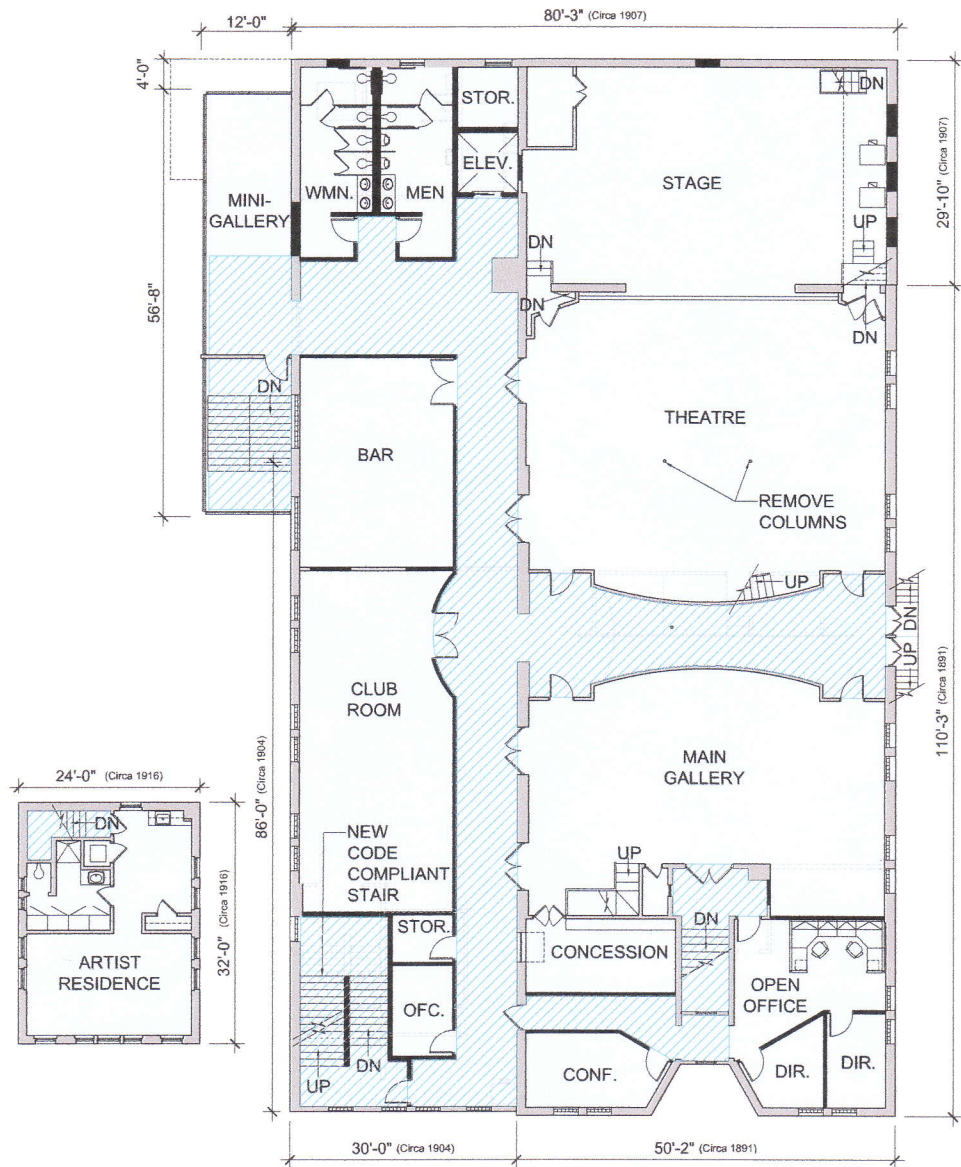
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CSPS Second Floor - Option 2  
 0'-0" 5'-0" 10'-0" 20'-0"



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Legion Arts X

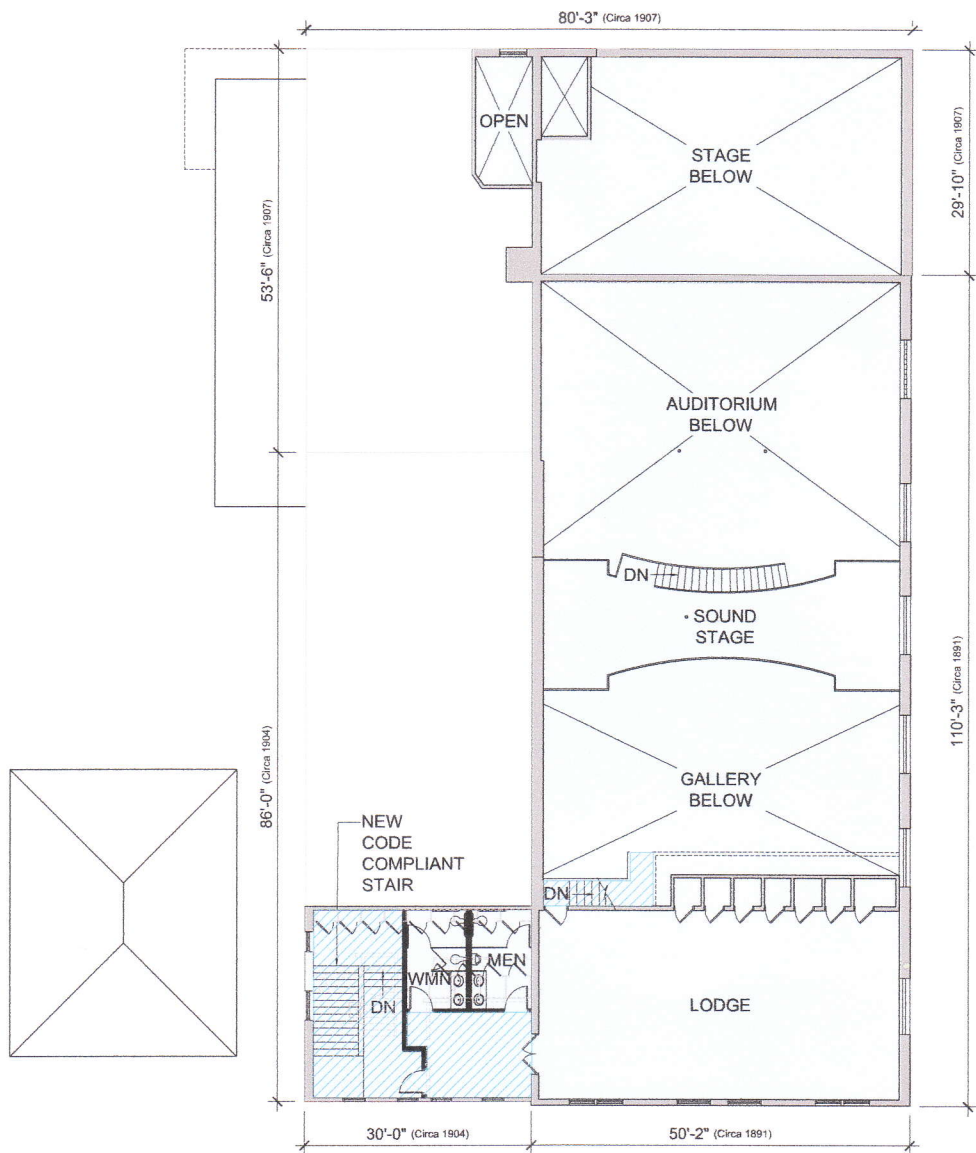
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CSPS Third Floor - Option 2

0'-0" 5'-0" 10'-0" 20'-0"



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Project Summary	
CSPS Renovation	4,728,954
Artist Studio	114,833
Total Project Cost	4,843,787

CSPS - Legion Arts		Summary		
Description		\$ / SF	Sub Totals	Totals

<b>New Addition</b>				<b>393,120</b>
Main Entrance/Mechanical	2,808 sf	140.00	393,120	

<b>Site Delevopment</b>				<b>40,200</b>
Walks	1,340 sf	30.00	40,200	


<b>Building Exterior</b>				<b>534,894</b>
Wall Repair	18,493 sf	12.70	234,861	
New Openings	18,493 sf	9.00	166,437	
Roofing	11,133 sf	12.00	133,596	

<b>Interior Renovation</b>				<b>3,557,101</b>
<b>Basement</b>				
Renovation & Floor Repair	11,227 sf	12.00	134,724	
<b>First Floor</b>				
Tenant Space	6,844 sf	52.00	355,888	
Renovated Space	4,285 sf	158.95	681,106	
<b>Mezzanine</b>				
Renovated Space	1,508 sf	158.95	239,699	
<b>Second Floor</b>				
Renovated Space	11,160 sf	158.95	1,773,897	
<b>Third Floor</b>				
Renovated Space	2,339 sf	158.95	371,787	
<b>Totals</b>				<b>4,525,315</b>

Fee - 4.5% 203,639

Total Construction Budget **4,728,954**



<i>CSPS - Artists Studio</i>			Summary		
Description		\$ / SF	Sub Totals	Totals	
<i>Building Exterior</i>				<b>40,768</b>	
Wall Repair & New Openings	2,464 sf	10.00	24,640		
Roofing	1,008 sf	16.00	16,128		
<i>Interior Renovation</i>				<b>69,120</b>	
<i>First Floor</i>					
Artist Studio	768 sf	45.00	34,560		
<i>Second Floor</i>					
Apartment	768 sf	45.00	34,560		
<b>Totals</b>				<b>109,888</b>	

Fee - 4.5% 4,945

Total Construction Budget **114,833**

## **New Addition**

Exterior skin shall consist of glazed curtain wall system 2 ½ stories in height with structural steel frame, and concrete floors. Roofing shall be a built-up roofing system. The addition shall contain an entry vestibule, and accessible stairs to serve the space. Accessible stair shall consist of metal pan stairs with cable style architectural handrails. Floor Finishes within this space shall be carpet in lobby areas and on stairways. Wall finishes shall be exposed existing masonry and painted drywall in entry areas. Ceilings shall be 2 x 2 acoustical ceiling tile with gypsum soffits as required to cover structure. This area will be served by a new central mechanical system. The addition shall contain a mixture of can lights and troffers throughout, and accent lighting to create a glowing effect at night.

## **Existing Building**

Sitework shall be limited to areas disturbed by the new addition, and new sidewalks to surround the property. Grass will be restored around the limits of construction. No existing landscaping will be damaged, nor will any be added.

At the exterior of the building, existing brick will be cleaned of paint. Brick damaged by previous sandblasting will be re-sealed and tuckpointing will be done in select areas. Storefronts at street level will be returned to a more historic look and new storefront windows with historic details will be utilized. Any existing historic punched windows will be refurbished and windows not considered to be historic will be replaced with historically sensitive modern window systems. Wood trim details will be refurbished, or replaced to match original construction. The existing building will be re-roofed using a built up roofing system and replacement standing seam at existing standing seam locations.

At the basement level the existing basement will be cleaned and have any existing debris removed. No additional construction will take place at the basement level.

First floor functions will be revised from their existing conditions as shown in the attached diagrams.

Lobby and lower gallery space wall finishes will consist of 50% wood paneling and 50% painted surfaces. Restroom areas shall be half height tile on wet walls and vinyl wall covering on areas not covered by tile. Drywall and metal stud walls will be added as shown in the diagrams to break up the two converted tenant spaces along Third Avenue. Exterior walls will be insulated metal stud walls. Drywall finishes shall be painted throughout. New interior doors shall be wood doors with painted hollow metal frames.

At the lobby area, ramps and stairs will be added to account for the variations in floor levels at the lobby. Architectural handrails for stairs and ramps will be added. Floor finishes shall be carpet throughout lobby, office, classroom, box office, and retail areas. Wood floors shall be included at the studio space, and restrooms shall have ceramic tile flooring. The stair at the southeast corner will be adjusted as necessary to create a functional accessible means of egress.



## CSPS RENOVATION/REMODEL

### *Conceptual Scope Document*

Ceilings at the lobby shall be 50% Drywall and 50% Acoustical tile ceiling. At the studio, office and tenant space existing tin ceiling shall be refurbished if it remains.

Laminate toilet partitions, and solid surface vanities, and standard toilet accessories shall be included in restroom spaces. A new hydraulic elevator shall be added at the existing freight elevator location for accessibility.

Second floor functions will be revised from their existing conditions as shown in the attached diagrams. The auditorium and main gallery finishes will remain as they currently exist. Structural issues causing ceilings to sag and requiring the addition of steel in the center of the space will be corrected by reinforcing the truss' allowing for the removal of the steel. Structural issues causing ceilings to sag at the bar area will be corrected as well. A corridor will be added to allow for entrance in to auditorium and gallery space from either side. The bar and corridor areas will be reduced in size to accommodate circulation from the new entry point to the auditorium. Expanded restrooms will be provided

Plaster walls will remain in tact, plaster will be patched as necessary and repainted. Added walls shall be metal stud and drywall walls and all drywall shall be painted. Lobby space shall contain 50% architectural wood paneling and 50% painted drywall. Restrooms will have ½ height ceramic tile on wet walls and vinyl wall covering on areas not tiled. Existing doors will be refinished and re-used. New doors will be painted hollow metal frames with wood doors. Any existing historic doors that can be re-used will be. Original windows looking down in the the 3<sup>rd</sup> st entry stair to the auditorium will be refurbished, and/or recreated.

Wood floors at the stage area will be replaced. Flooring at the theatre and gallery will remain. Lobby, hallway, bar, club room, and office space will have carpeting replaced. Concessions area will contain new VCT flooring. New restrooms will have tile flooring.

Theatre, gallery, club room, hallways, lobby's, and bar spaces contain painted tin ceilings. These ceilings will be stripped and repainted. Damaged ceilings shall be matched with similar materials. Restrooms shall contain 50% drywall and 50% Acoustical tile ceilings. Office space shall contain 25% drywall and 75% acoustical tile ceilings. Stage area shall remain exposed structure.

Restrooms shall have laminated toilet partitions, solid surface countertops and standard toilet accessories. Existing bar shall be shortened and refurbished. Casework shall be provided for storage in the concessions area.

Upgraded lighting and sound systems shall be added to the theatre space. This shall include connections to allow for the movement of the corridor. A fire curtain shall be added to the stage area.

Mechanical system serving all floors shall be replaced in its entirety. New mechanical system shall be located in a penthouse on top of the addition or added to the roof. This shall be a forced

## CSPS RENOVATION/REMODEL

### *Conceptual Scope Document*

air HVAC system ducted to all areas of the building and zoned appropriately to serve the various spaces.

Plumbing system shall be revised to accommodate the latest layout and outdated systems shall be brought up to current codes and/or capped.

A fire protection system shall be added to the building. A central fire alarm system with monitoring will be added to the building.

The electrical distribution systems will be replaced in their entirety to bring the system up to code. Existing lighting systems will be replaced, and new wiring pulled where required. Some existing circuitry may be re-used if possible. Emergency and exit lighting will be added. New spaces with drop in ceilings will contain troffers and/or can lights. Office areas will be served by direct indirect lighting. New mains shall be connected to serve the elevator and all new mechanical systems.

#### **Fire House**

The former fire house adjacent the facility will be remodeled to provide a gallery on 1<sup>st</sup> floor and artist residency on the 2nd. The ceramic tile wall finishes will be cleaned, repaired, and refurbished on first floor. On the 2<sup>nd</sup> floor the existing plaster will be patched as necessary and painted. The ceilings on 1<sup>st</sup> floor are tin ceilings and will be repaired. On 2<sup>nd</sup> floor the ceilings are plaster and will be patched and repainted. On the first level floor finishes are currently concrete. This concrete will be cleaned and resealed. On 2<sup>nd</sup> floor the wood floors will be sanded down and refinished.

The exterior of the building will be re-roofed. Existing historic windows will be refurbished and remain. Exterior wood soffits will be repaired and repainted.